



## **CANADIAN TIRE REAL ESTATE LIMITED**

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Wednesday, May 13, 2009

Ella McQuinn  
McQuinn and Co.  
64 McDonald Point Road  
Seabright, Nova Scotia  
B3Z 2Y8

Via Email: [ella@theoceanedge.ca](mailto:ella@theoceanedge.ca)

Dear Ella:

**Re: Update Canadian Tire Tantallon**

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In response to your letter dated May 1, 2009 to Charles Theriault, Development Manager of our Montreal office, and after our discussion late last week, I have reviewed our store construction plans and the suggestions and recommendations of the St. Margaret's Bay Residents' committee and offer the following:

***Trails and Connectivity***

To provide for the connectivity of the bikeway and walkway as envisioned and recommended at your annual Community Forum, Canadian Tire has already committed as part of our project to provide the necessary gravel trail along the frontage of our lands. As well, Joan Courtney, of our Montreal office will be personally following up with our immediate neighbours, the Fares Group and Loblaws, to encourage both organizations to implement the necessary modifications to their respective lands to provide the physical connection for a contiguous community trail.

***Parking Lot Beautification***

In response to your request, and in keeping with the objectives of *At the Crossroads: Visioning our Village*, we are in the process of trying to amend our parking lot landscape plan to provide for deciduous trees at the end of each parking spine. Our commitment to incorporate the additional parking lot landscaping is contingent on a successful application to the Town to obtain a variance to reduce the number of required parking spaces. Our current plans for the site provide for 213 parking stalls, which comply with the parking requirements of the Town. I have instructed our team to submit the necessary parking variance application in order to proceed with the additional landscaping which will meet the HRM standards for planting size.

***Lighting***

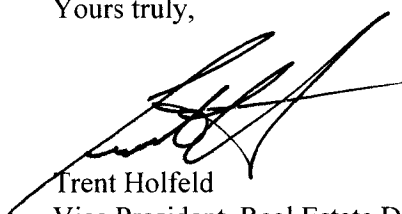
Based on a similar test of another store currently under construction with LED lighting planned in the parking lot and in response to the concerns raised by St. Margaret's residents of possible light pollution emanating from our site, Canadian Tire is prepared to incorporate a similar test of LED light standards in the parking lot at the Tantallon store. Canadian Tire has a steadfast commitment to the environment and as such we are continually evaluating best practices for the construction of our stores and trust that our test stores incorporating LED lighting will derive the environmental benefits envisioned while mitigating any light pollution.

***Run-Off and Sewage Treatment***

Canadian Tire's environmental management pertaining to stormwater and sewage treatment on the Tantallon site incorporates several best practices. First, we have incorporated an erosion and sediment control plan during construction to ensure natural waterways are not damaged from siltration runoff. Second, both the floor drains in the service centre and the sanitary system leaving the building are connected to oil/gas and water separators to ensure that contaminants are removed prior to entering the sanitary system. Third, since there is no municipal sanitary trunk line, the sanitary system for the store is connected to septic tanks which also include a filter system and UV disinfection system prior to entering the filter bed. Lastly, all stormwater runoff is controlled by control flow drains and ICD control devices on all catch basins.

I trust you will find the aforementioned a favourable response to the recommendations and suggestions of the St Margaret's Bay Residents' committee and respectful of the community values of the area residents.

Yours truly,



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